

Development Impact Fees

Excerpts from the 2015 Brighton Fee Resolution

All new development in Brighton, including expansion to existing development, shall be assessed development impact fees. The following is a summary of impact fees that developers can expect, which in most instances will be collected at permit issuance for vertical building construction.

This outline does not include permit and plan review fees, or use taxes charged on materials for new construction. Use taxes charged at permit issuance are figured at 3.75% of 50% of the project valuation (cost of materials and labor), which is adopted by Municipal Code. Please [see complete 2015 Fee Resolution](#) for reference to the adoption of all development impact fees. Any questions related to development process, district boundaries, fees, or any related issues, may be directed to Pennie Snow at 303-655-2023, or psnow@brightonco.gov.

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| Community Park Impact Fee (Sec III.C) | <i>- applies to all residential developments</i> | |
| | Construct park to city standards; OR - Pay \$400/unit with land dedication - Pay \$720/unit without land dedication | |
| Neighborhood Park Impact Fee (Sec III.C) | <i>- applies to all residential developments</i> | |
| - Developments of 337 units or less: | - Pay \$1,380/unit with land dedication - Pay \$1,700/unit without land dedication | |
| - Development of 338 units or more: | Construct park to city standards | |
| Crossing Fee (Sec III.C) | <i>- applies to all residential developments</i> | |
| | Pay \$700/unit | |
| Traffic Impact (Sec III.C) | <i>- applies to all development</i> | |
| - Residential: | \$1,700 per dwelling unit | |
| - Commercial office: | \$0.98/square foot of gross building area | |
| - Commercial retail: | \$0.65/square foot of gross building area | |
| - Industrial: | \$0.41/square foot of gross building area | |
| Water Plant Investment Fee (PIF) - (Utility Fee Resolution) | <i>- applies to all development with water rights donated – based on the size of the water tap</i> | |
| - Single-family detached, mixed use, commercial, industrial, and other uses not specifically delineated herein: | .75" tap - \$9,790 1" tap - \$16,317 1.5" tap - \$32,633 2" tap - \$52,213 | 3" tap - \$97,900 4" tap - \$163,167 6" tap - \$326,300 |
| - Multi-family (includes apartments, condominiums, single-family attached including duplexes and townhomes, single-family detached with carriage unit. | First unit - \$9,790 Each additional unit - \$5,874 | |
| Water Resource Fee (Utility Fee Resolution) | <i>- in addition to Water PIF if no raw water is dedicated and accepted by city - based on the size of the water tap</i> | |
| - Single-family detached, mixed use, commercial, industrial, and other uses not specifically delineated herein: | .75" tap - \$8,843 1" tap - \$14,738 1.5" tap - \$29,477 2" tap - \$47,163 | 3" tap - \$88,430 4" tap - \$147,383 6" tap - \$294,738 |
| - Multi-family (includes apartments, condominiums, single-family attached including duplexes and townhomes, single-family detached with carriage unit: | First unit - \$8,843 Each additional unit - \$5,026 | |

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| Water Meter Inventory | - A meter shall be purchased from Brighton inventory, and is charged based on the size and type of meter installed (at the city's discretion) at the cost of meter inventory. This list reflects the current cost range of meters by size. | |
| - All water taps shall be fit with a meter in the same size as the tap: | .75" tap - \$187.69 1" tap - \$261.54 1.5" tap - \$527.69 – 692.31 2" tap - \$660.00 - \$2,824.80 | 3" tap - \$1,146.15 - \$3,148.35 4" tap - \$1,523.08 - \$4,193.75 6" tap - \$2,830.77 - \$6,662.50 |
| Wastewater Plant Investment Fee (Utility Fee Resolution) – based on the size of water tap | - applies to all development – fees charged by district boundary (either MWRD <u>or</u> SBDMD) Boundary Map (link coming soon) | |
| Metro Wastewater Reclamation District (MWRD) | – fees set by district | |
| - Single family detached and duplex | \$3,960/unit | |
| - Multi-family residential and non-residential uses | .75" water tap - \$7,524 1" water tap - \$17,820 1.5" water tap - \$43,560 2" water tap - \$79,200 | 3" water tap - \$166,320 4" water tap - \$300,960 (larger than 4" water tap, see Utility Director under special review) |
| South Beebe Draw Metro District (SBDMD) | – fees set by district | |
| - Single-family detached, mixed use, commercial, industrial | .75" water tap - \$3,200 1" water tap - \$4,200 (larger than 2" water tap – fee shall be established by Lochbuie Sewer Board after acceptable sewer impact report) | 1.5" water tap - \$5,200 2" water tap - \$7,950 |
| - Multi-family (includes apartments or condominiums) | First unit - \$3,200 Each additional unit - \$2,450 | |
| Wastewater Connection Charge (Utility Fee Resolution, amended by Ordinance 2185) | - applies to all development | |
| - Single-family detached, mixed use, commercial, industrial | .75" water tap - \$2,000 1" water tap - \$3,400 1.5" water tap - \$6,600 2" water tap - \$10,600 | 3" water tap - \$21,400 4" water tap - \$36,400 (larger than 4" water tap, see Utility Director under special review) |
| - Multi-family dwellings, includes apartments, condominiums, single-family attached, and single-family detached with carriage units | First unit - \$2,000 Each additional unit - \$1,300 | |
| Stormwater Impact Fee (Utility Fee Resolution) | - applies to all development and is based on whether property is inside or outside of the South Outfall Systems Plan (SOSP) Boundary Map (link coming soon) | |
| Inside SOSP | | |
| - Residential Single Family – includes single-family detached, single-family attached (duplexes) | \$4,013/unit | |
| - Multi-family residential (includes apartments and condominiums) | \$2,025/unit | |
| - Non Residential – includes commercial, mixed use, and industrial uses | \$0.63/square foot of impervious surface area | |
| - Non-Profit Organization Development | Pays 75% of calculated fees for drainage impact | |

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| Outside SOSP | |
| - Residential Single Family – includes single-family detached, single-family attached(duplexes) | \$1,562/unit |
| - Multi-family residential (includes apartments and condominiums) | \$785/unit |
| - Non Residential – includes commercial, mixed use, and industrial uses | \$0.52/square foot of impervious surface area |
| - Non-Profit Organization Development | Pays 75% of calculated fees for drainage impact |

- Boundary maps (*coming soon*) for district boundaries discussed above are offered as a quick reference courtesy. Properties that are located close to a boundary should be verified with this office for accurate budget planning.
- Development fees collected shall be those fees in effect at the time of permit issuance. Fees may be further governed by specific agreement for the development as adopted by the Brighton City Council. Final fees shall be based on approved construction drawings for the development and shall be figured by the city. All fees are subject to change without notice.
- Credits shall be provided for existing infrastructure during redevelopment at the city's discretion.
- Non-profit organizations shall be eligible for a waiver of use tax and a reduction in drainage fees; a tax-exempt certificate for the organization being permitted must be on file for fee reductions to be applied.
- A written estimate of a permit and plan review fees, as well as use tax, can be provided upon request to the Customer Service Center (1stop@brightonco.gov). The fee formula for a permit fee is located within the [2015 Fee Resolution](#) (Sec. IV. C.) and is based on valuation. A project valuation shall be estimated based on the cost of materials and labor.
- Fire sprinkler systems require a dedicated tap and shall not be charged investment fees or meter charges for the tap.
- Any metropolitan or special district fees that may apply to a development are not included herein. An accurate estimate of fees is available upon request by filling out a [New Development - Fee Estimate Form](#) or by contacting Pennie Snow at 303-655-2023, or psnow@brightonco.gov.